

# APPROVED

July 21 2022

## BOARD OF RECREATION AND PARK COMMISSIONERS

**BOARD REPORT**

**NO.** 22-193

**DATE** July 21, 2022

**C.D.** 10

### BOARD OF RECREATION AND PARK COMMISSIONERS

**SUBJECT:** WASHINGTON IRVING POCKET PARK – PARK REDESIGN (PRJ21295) PROJECT – COMMITMENT OF PARK FEES – STATUTORY EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE II, SECTION 2(i) [ANY ACTIVITY (APPROVAL OF BIDS, EXECUTION OF CONTRACTS, ALLOCATION OF FUNDS, ETC.) FOR WHICH THE UNDERLYING PROJECT HAS PREVIOUSLY BEEN EVALUATED FOR ENVIRONMENTAL SIGNIFICANCE] OF CITY CEQA GUIDELINES AND ARTICLE 5, SECTION 15061(c) OF CALIFORNIA CEQA GUIDELINES

AP Diaz	_____	M. Rudnick	_____
H. Fujita	_____	<i>for</i> C. Santo Domingo	<u>DF</u>
B. Jackson	_____	N. Williams	_____

*Neil Denise Williams for*  
General Manager

Approved   X   Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

### RECOMMENDATIONS

1. Approve the modification of scope of work for the Washington Irving Pocket Park – Park Redesign (PRJ21295) Project (Project) as set forth in this Report;
2. Authorize Department of Recreation and Parks (RAP) staff to commit from the following fund and work order number, a maximum of One Hundred and Fifty Thousand Dollars (\$150,000.00) in Park Fees, for the proposed Project:

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP001647

3. Approve the Project to be bid and constructed through RAP's list of pre-qualified on-call contractors;
4. Approve the authorization of change orders as authorized under Board Report No. 06-136, for the construction contracts for this Project in the budget contingency amounts for such contracts as stated in this Report;
5. Determine that the Project is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article II, Section 2(i) [Any activity (approval of bids, execution of contracts, allocation of funds, etc.) for which the underlying

## BOARD REPORT

PG. 2 NO. 22-193

project has previously been evaluated for environmental significance] of City CEQA Guidelines and Article 5, Section 15061(c) of California CEQA Guidelines and direct RAP Staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk;

6. Authorize RAP's Chief Accounting Employee to prepare a check to the Los Angeles County Clerk in the amount of \$75.00 for the purpose of filing a Notice of Exemption (NOE); and,
7. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

### SUMMARY

Washington Irving Pocket Park is located at 4103 West Washington Boulevard in the Wilshire community of the City. This 0.13-acre park provides a community garden and walking trails for the surrounding community. Approximately 6,123 City residents live within a half-mile walking distance of Washington Irving Pocket Park. Due to the size of the park, and the facilities and features and programs it provides, Washington Irving Pocket Park meets the standard for a neighborhood park, as defined in the City's Public Recreation Plan.

### PROJECT SCOPE

On July 16, 2020, the Board of Recreation and Parks Commissioners (Board) approved the following scope of work items for the proposed Project:

- Demolition of existing playground.
- Construction of a new playground
- Installation of seating areas, permeable paving, a drinking fountain, decorative signage, sustainable landscaping, and a smart irrigation system.

During construction, the community requested the installation of a new wrought iron perimeter fence as the perimeter fence that was installed at the site was not satisfactory to the community. RAP staff is recommending that the previously approved scope of work be modified to include the following:

- Construction of a new wrought iron perimeter fence.

Council District 10 in support of the proposed Project and the proposed new wrought iron fencing.

### PROJECT FUNDING

Previously, the Board approved the commitment of Seven Hundred and Fifty Thousand Dollars (\$750,000.00) in Park Fees to the proposed Project (Report No. 20-144).

BOARD REPORT

PG. 3 NO. 22-193

Upon the approval of this report, One Hundred and Fifty Thousand Dollars (\$150,000.00) in Park Fees can be committed to the proposed Project.

The total amount of funding available for the Project is Nine Hundred Thousand Dollars (\$900,000.00), which is the total budget for the Project inclusive of the budget contingency amount set forth below.

As of June 8, 2022, RAP has spent a total of Seven Hundred Six Thousand, Three Hundred Eighty-Two Dollars and Fifty-Four Cents (\$706,382.54) on the Project. The proposed Project was constructed utilizing RAP's pre-qualified on call contractors for the Park Facility Construction and Playground Installation contracts.

See below the contract amounts and change orders issued as of June 8, 2022 for the Project.

<b>On Call Contract</b>	<b>Contractor</b>	<b>Contract Amount</b>	<b>Change Order Amount</b>
Park Facility Construction	Chris Kelley Inc., dba Child's Play	\$437,217.00	\$4,200.00
Playground Installation	PlayCore Wisconsin Inc., DBA GameTime	\$268,749.85	\$0.00

The anticipated pre-qualified on-call contract for the revised scope of work will be fencing. The budget contingency for the Fencing contract will be Ten Thousand Dollars (\$10,000.00).

These Park Fees were collected within two (2) miles of Washington Irving Pocket Park, which is the standard distance for the commitment of the Park Fees for neighborhood recreational facilities pursuant to Los Angeles Municipal Code Section 12.33 E.3.

FUNDING SOURCE MATRIX

<b>Source</b>	<b>Fund/Dept/Acct</b>	<b>Amount</b>	<b>Percentage</b>
Park Fees	302/89/89718H	\$539,384.45	60%
Park Fees	302/89/89716H	\$360,615.55	40%
Total		\$900,000.00	100%

PROJECT CONSTRUCTION

RAP Staff has determined that sufficient funding has been identified to complete the additional scope of work item. Construction began in Summer 2021 and all scope of work items included in Board Report 20-144 have been completed.

## BOARD REPORT

PG. 4 NO. 22-193

### TREES AND SHADE

The proposed additional scope of work item will have no impact on the existing trees and shade at Washington Irving Pocket Park.

### ENVIRONMENTAL IMPACT

On July 16, 2020 the Board approved the redesign of Washington Irving Pocket Park (BR 20-144) which included:

- demolition of accessory structures;
- installation of new structure accessory to an existing use;
- on land with slope of 15% or more in an area which is not a wetland, is not a scenic area, does not contain scenic trees or is not in officially mapped areas of severe geologic hazard;
- new tree planting and landscaping;
- filling of earth in areas that were previously excavated;
- minor trenching and backfilling;
- new on-premises signs and
- installation of minor accessory features.

The project was exempt from the provisions of the California Environmental Protection Act (CEQA) pursuant to Article III, Section 1, Class 1(11)(d), Class 3(6), Class 4(2), Class 4(3), Class 4(4), Class 4(12), Class 11(1) and Class 11(3) of City CEQA Guidelines and Article 19, Sections 15301(l)(4), 15303(e), 15304(b), 15304(c), 15304(f), 15311(a) of California CEQA Guidelines.

The addition of new wrought iron perimeter fence qualifies as the addition of a minor accessory feature and is included in the Board's CEQA determination of July 16, 2020.

The proposed Board's action also includes the allocation of funds, for which the underlying project has previously been evaluated for environmental significance.

Based in these considerations, staff recommends that the Board determines that the proposed Board's action is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article II, Section 2(i) of City CEQA Guidelines and Article 5, Section 15061(c) of California CEQA Guidelines. RAP Staff will file a NOE with the Los Angeles County Clerk upon the Board's approval.

### FISCAL IMPACT

The modification of the Project scope and the commitment of additional Park Fees will have no fiscal impact on RAP's General Fund.

## BOARD REPORT

PG. 5 NO. 22-193

The approval of this commitment of Park Fees will have no fiscal impact on RAP's General Fund. The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by Park Fees or funding sources other than the RAP's General Fund. The maintenance of the proposed park improvements can be performed by current staff with minimal impact to existing maintenance service at this facility.

### STRATEGIC PLAN INITIATIVES AND GOALS

Approval of this Board Report advances RAP's Strategic Plan by supporting:

**Goal No. 1:** Provide Safe and Accessible Parks

**Outcome No. 2:** All parks are safe and welcoming

**Result:** The construction of a new wrought iron fence will increase safety and enhance the park users' experience.

This Report was prepared by Ajmal Noorzayee, Management Analyst, Planning, Maintenance and Construction Branch.